

# PLANNING & DEVELOPMENT SERVICES

Building a Better Community with You



Volume 7 Issue 6

Building Services - Planning - Development Engineering - Neighborhood Services

June 2006

## INSIDE THIS ISSUE:

Calendar of Meetings	2
Commercial Projects	3
Apt./Hotel Projects	3
Subdivision Projects	4
Permit Totals	5
Residential Permit Details	6-7
Commercial Permit Details	7
Miscellaneous Permit Details	8
Inspection Totals	9
Permit Comparison Charts	10

## Points of Interest:

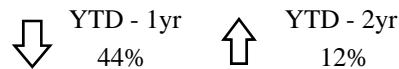
Pg 1  
Inspector's Corner

Pg 11  
Sign Ordinance Changes

Pg 11  
UDO Changes

## TRACKING THE NUMBERS

### Total Permits:

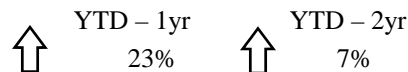


Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, June 2005, and experienced an increase when compared with two years ago, June 2004. (Approximately 50% of the total permits issued in 2005 were roofing permits. This is a result of a hail storm that took place early that year.)



BCS Asian Foods and We Rent It located at 2704 Texas Avenue South.

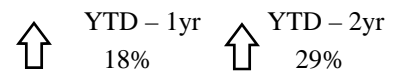
### Single-Family Homes: (Does not include slab onlys)



Year-to-date, single-family home permits increased in quantity when compared to last year at this time, June 2005, and increased when compared with two years ago, June 2004.

### Commercial:

(Does not include slab onlys)



Year-to-date, commercial permits experienced an increase in quantity when compared to last year at this time, June 2005, and increased compared with two years ago, June 2004.

## PERMITS BY TYPE

### Year to Date

Type of Permit	Permit	Unit	Amount
Single-Family Home	412	412	\$59,073,950
Duplex	16	32	\$2,889,242
Tri-Plex/Four-plex	3	11	\$793,780
Apartment	3	18	\$1,205,065
New Commercial	58	N/A	\$25,239,890
Commercial Remodel	55	N/A	\$3,856,483

### Inspector's Corner

The City of College Station City Council recently approved changes to the UDO (Unified Development Ordinance) to be effective 3 July 2006. One of the sections that changed was section 7.3. Previously the section allowed for residential driveways to be between 10'- 28'. The section now states that residential driveways must be a minimum width of 12' and a maximum width of 25'.

For more information on driveway widths or changes to the Unified Development Ordinance please contact the College Station Building Department at 764-3570.

Chris Haver, CBO  
Building Official

**SCHEDULE OF EVENTS****7/6 & 7/20**

Planning & Zoning  
Commission Meetings  
7:00 PM (WS 6:00 PM)

**7/3, 7/10, 7/17, & 7/24**

Project submittal deadline  
10:00 AM

**7/14 & 7/28**

Design Review Board  
11:00AM

**7/11**

Zoning Board of Adjustments  
6:00PM

**7/13, 7/19, 7/20, & 7/27**

City Council Meetings  
7:00 PM

**8/1**

ZBA Meeting  
6:00 PM (WS 5:00PM)

**8/3 & 8/17**

Planning & Zoning  
Commission Meetings  
7:00 PM (WS 6:00 PM)

**8/11 & 8/25**

Design Review Board  
11:00AM

**8/10 & 8/24**

City Council Meetings  
7:00 PM

**Facilitation Meetings**

Every Tuesday  
1:30 PM

**JULY 2006**

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
	Submittal Deadline	OFFICE CLOSED		P & Z 7:00 P.M.		
9	10	11	12	13	14	15
	Submittal Deadline			City Council 7:00 P.M.	DRB 11:00 A.M	
16	17	18	19	20	21	22
	Submittal Deadline		City Council 7:00 P.M.	P & Z & City Council 7:00 P.M.		
23	24	25	26	27	28	29
	Submittal Deadline			City Council 7:00 P.M.	DRB 11:00 A.M	
30	31					

**AUGUST 2006**

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
		ZBA 6:00 P.M.		P&Z 7:00 P.M.		
6	7	8	9	10	11	12
	Submittal Deadline			City Council 7:00 P.M.	DRB 11:00 A.M	
13	14	15	16	17	18	19
	Submittal Deadline			P&Z 7:00 P.M.		
20	21	22	23	24	25	26
	Submittal Deadline			City Council 7:00 P.M.	DRB 11:00 A.M	
27	28	29	30	31		
	Submittal Deadline					

# WHAT'S UP

## CURRENT, COMPLETED AND FILED PROJECTS

### COMMERCIAL PROJECTS:

- **Raising Cane's, 1045 Texas Ave., (DP-5-100056) (SP 05-500184) (BP 05-3884)**
  - ◆ First American Plaza Tenant Space (shell only), 1 First American Blvd, (SP 03-247)(DP 03-77) (BP 04-969)
  - ◆ KM Custom Homes, 240 Southwest Pkwy (SP 05-88) (DP 05-21)
  - ◆ Wells Fargo Bank, 200 Southwest Pkwy (DP 05-100028) (SP 05-500110)
  - ◆ College Station Prof. Bldg 2, 1604 Rock Prairie Rd., (DP 05-100029) (SP 05-500113) (BP 05-3245)
  - ◆ BCS Heart, 1721 Birmingham, (DP 05-100031) (SP 05-500116) (BP 05-2549)
  - ◆ KM Custom Homes, 232 Southwest Pkwy, (DP 05-100043) (SP 05-500147)
  - ◆ Allen Honda Shop & Parking Addition, 2450 Earl Rudder Fwy., (SP 05-143) (DP 06-100016) (BP 06-431)
  - ◆ Brazos County JP Pct #3, 1500 George Bush Dr., (SP 05-500144) (DP 06-100002) (BP 06-150)
  - ◆ Autozone, 2704 Texas Ave S., (SP 05-500178) (DP 05-100067) (BP 05-4047)
  - ◆ COCS Veterans Park & Athletic Complex, 3101 Harvey Rd., (DP 05-100061) (SP 05-500203) (BP 05-4101, 05-4102, 05-4103, 05-4104)
  - ◆ Elms Orthodontics, 1501 Emerald Pkwy., (DP 05-100063) (SP 05-500208) (BP 06-654)
  - ◆ Popeye's Restaurant, 1842 Graham Rd., (SP 05-500210) (DP 06-100004) (BP 05-4079)
  - ◆ Wal-Mart, 1825 Brothers Blvd., (DP 05-100064) (SP 05-500211) (BP 05-4162)
  - ◆ Brenham National Bank, 2470 Earl Rudder Fwy., (DP 05-100065) (SP 05-500212) (BP 05-4202)
  - ◆ Rosa's Café, 710 University Drive E., (PP 05-500235) (FP 05-500236) (BP 06-220)
  - ◆ Stop-N-Store (Expansion), 3910 Harvey Rd., (SP 05-500226) (DP 06-100033)
  - ◆ KM Custom Homes Office, 244 Southwest Pkwy., (SP 05-500239)
  - ◆ Paradowski, 1580 Copperfield Pkwy., (DP 05-100068) (SP 05-500227)
  - ◆ Champion Creek Development, 2200 Raintree Dr., (SP 06-500016) (DP 06-100006)
  - ◆ Rock Prairie Baptist Church, 2405 Rock Prairie Rd., (SP 06-500046) (DP 06-100010)
  - ◆ Ashley Home Front, 1201 Earl Rudder Fwy., (DP 06-100011) (SP 06-500044)
  - ◆ Riviera Day Spa, 2821 Rock Prairie Rd., (DP 06-100012) (SP 06-500030)
  - ◆ Boston Pizza, 820 University Dr. E., (DP 06-100016) (06-500060)
  - ◆ Rock Prairie Baptist Church, 4200 Rock Prairie Rd., (PP 06-500015)
  - ◆ Christ United Methodist Church, 4203 SH 6, (DP 06-100022) (SP 06-500088)
  - ◆ COCS Fire Station No 3, 1900 Barron Rd., (DP 06-100030) (SP 06-500109)

- ◆ COCS Lions Park Basketball Court, 501 Chappel St, (SP 06-500103)
- ◆ Laynes, 1301 Wellborn Rd., (DP 06-100025) (SP 06-500099)
- ✱ **Benjamin Knox Arts Center, 405 University Drive, (DP 06-100034) (SP 06-500120)**
- ✱ **McDonalds, 801 University Drive, (SP 06-500117)**
- ✱ **Fish Daddy's, 1611 University Drive, (SP 06-500133)**
- ✱ **Corner Bar, 401 University Drive, (SP 06-500139)**

### COMMERCIAL SUBDIVISIONS:

- ~ **Crescent Pointe Ph. 2, 3500 University Dr., (PP 06-500004) (FP 06-500105) (DP 06-100027)**
- ◆ Cornerstone Commercial Sec 1, (3.595 acres/2 lots) (FP 03-173)
- ◆ Fedora Subdivision, 2892 Graham Rd. N (PP 02-267) (FP 03-131)
- ◆ F&B Road Addition (14.57 ac/3 lots/C-1) F&B Road (PP 05-31)
- ◆ Williamsburg (7 ac/mini storage units) 2320 Harvey Mitchell Pkwy S, (SP 02-227)
- ◆ Valley Park Center, 400 Harvey Mitchell Pkwy., (PP 05-500129), (DP 05-100036) (DP 05-100055) (SP 05-500174)
- ◆ Spring Creek Commons, 4401 SH 6, (05-500161)
- ◆ Crescent Pointe Ph. 1., 3300 University Dr., (FP 05-500130)
- ◆ Woodlands of College Station (Commercial & Residential), 100 Southwest Pkwy., (FP 05-500242) (DP 06-100001)
- ◆ Emerald Park Plaza, 1501 Emerald Pkwy., (DP 06-100002)
- ◆ Ponderosa Place Sec. 2, 3850 SH 6, (FP 06-500022)
- ◆ Aggieland Business Park, 5942 Raymond Stotzer Pkwy., (PP 06-500048)
- ◆ North Forest Professional Park, 2801 Earl Rudder Fwy, (DP 06-100017) (SP 06-500065)
- ◆ Plazas at Rock Prairie, Rock Prairie Rd., (DP 06-100019) (SP 06-500080) (PP 06-500074)
- ◆ Gateway Ph 2A, 1501 University Dr E., (DP 06-100026) (SP 06-500101)
- ◆ Greens Prairie Center, SH 40, (PP 06-500094)
- ✱ **Super B (Crossroads), Phase 2, 2000 FM 158, (DP 06-100037), (SP 06-500136) (PP 06-500134)**
- ✱ **North Forest, 2801 Earl Rudder Freeway, (FP 06-500115)**

### APARTMENT & HOTEL PROJECTS:

- ◆ Callaway House, 305 Marion Pugh Dr (DP 05-17) (BP 05-3014)
- ◆ Woodlands of College Station, 100 Southwest Pkwy., (Residential & Commercial) (DP 05-100045) (PP 05-500151) (DP 05-100051) (DP 05-10050) (FP 05-500242) (BP 05-4152)

# WHAT'S UP

## CONT...

- ♦ Autumn Chase Fourplexes, Autumn Chase Loop, (DP 06-100018, 06-100021)
- ♦ Spring Creek Townhomes Ph 4, Arrington Rd., (DP 06-100028) (FP 06-500107)

### RESIDENTIAL PROJECTS:

- ♦ Horse Haven Estates Ph 2, 2600 Horse Haven Ln (13.88 ac/58 lots) (PP 04-193) (FP 04-270) (DP 04-66)
- ♦ Horse Haven Estates Ph 3, 2710 Horse Haven Ln (1205 ac/53 lots) (DP 04-70) (FP 04-283)
- ♦ Callaway Ph 2 (13.5 ac) 201 Marion Pugh Dr (PP 04-29) (FP 04-30)
- ♦ Kenneth W Schick, 100 Southwest Pkwy (9.6 ac/6 lots) (DP 04-1)(FP 04-8)
- ♦ Gardens @ University, 900 University Dr E (SP 03-148)
- ♦ Stonebrook Sub, (11 ac/93 lots/R-4) 2800 Old Rock Prairie Rd (PP 04-160)
- ♦ Williamsgate Ph 1 (8.45 ac/33 lots/R-1) (FP 05-13) (DP 05-4)
- ♦ Williamsgate Ph 2 (7.83 ac/31 lots/R-1) (FP 05-14)
- ♦ Williamsgate Ph 3 (3.88 ac/18 lots/R-1) (FP 05-15)
- ♦ Richards Addition (.85 ac/3 lots) (FP 05-21)
- ♦ Pebble Creek Ph 9D Royal Adelaide Dr (FP 05-20) (DP 05-05)
- ♦ Gardens of Castlegate (9.23ac/ 30 Lots/PDD-H) (DP 02-16) (FP 02-75)
- ♦ Castlegate Sec 7 2270 Greens Prairie Rd W (24 Lots/31 ac) (PP 06-500106)
- ♦ Richards Sub. Ph 2, 107 Sterling St., (FP 05-500111)
- ♦ Liberty Subdivision, 2500 Earl Rudder Fwy., (FP 05-500112) (DP 05-100038)
- ♦ Dove Crossing PH 1C, Graham RD, (DP 05-100039) (FP 05- 500138)
- ♦ Lakeview Acres, 120 Morgans Ln., (FP 05-500171)
- ♦ Castlerock, SH 40, (PP 05-500218)
- ♦ Edelweiss Gartens Ph. 7, Brandenburg Ln., (FP 06-500032) (DP 06-100009)
- ♦ Edelweiss Gartens Ph 12, Brandenburg Ln., (DP 06-100023) (FP 06-500092)

- ♦ North Forest Estates, 2075 North Forest Pkwy., (PP 06-500079)
- ♦ Williams Creek Ph 5, 6 & 7, 9500 Rock Prairie Rd., (PP 06-500089)
- ♦ Edelweiss Gartens Ph 4A, 3850 Victoria Ave, (FP 06-500112)

★ **Carter's Crossing, Phase 1, 2050 North Forest Parkway, (DP 06-100036) (FP 06-500128)**

★ **Carter's Crossing, Phase 2, 2050 North Forest Parkway, (DP 06-100035) (FP 06-500127)**

★ **Lakeside Village, SH 6, (PP 06-500131)**

### SUBDIVISION IN ETJ:

- ♦ Indian Lakes Ph. 9, (14.65 ac) Arrington Rd (PP 05-83) (PP 05-500216) (FP 05-500232)
- ♦ Indian Lakes Ph. 8, Arrington Rd (PP 05-500219) (FP 06-500047)
- ♦ Las Palomas (8.77 ac), Cain Rd., (FP 06-500037) (DP 06-100024)
- ♦ Indian Lakes Ph. 10 (79.71 ac), Arrington Rd., (PP 05-500035)
- ♦ Duck Haven Ph 3, 4, 5, & 8 (PP 06-500091)
- ♦ Indian Lakes Ph 4 (Amending Plat), Arrington Rd., (FP 06-500102)

★ **Tuscany Trace, FM 2154, (FP 06-500123)**

### ABBREVIATIONS:

- SP - Site Plan
- MP - Master Plan
- DP - Development Permit
- PP - Preliminary Plat
- CUP - Conditional Use Permit
- FP - Final Plat
- SDSP - Special District Site Plan
- BP - Building Permit

## REZONING SCOOP

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
05-500054	Century Hill	21.45	C-1 to M-1		Pending		Pending
06-500076	600 & 604 Tarrow St	0.39	C-3 & R-1 to R-3	6-Jul	Approved	27-Jul	Pending
06-500140	Haney-Highway 6 (PDD)	1.2	C-3 to PDD	3-Aug	Pending	24-Aug	Pending
06-500124	Sonoma	41.16	A-O to R-1	20-Jul	Pending	7-Aug	Pending
06-500125	Pivot Dental	1.939	Layout Change	20-Jul	Pending	7-Aug	Pending
06-500132	A&M Church of Christ	8.23	R-1 to A-P	20-Jul	Pending	7-Aug	Pending
06-500142	Harvey Mitchell	45.11	R-1 & A-O to R-4	3-Aug	Pending	24-Aug	Pending

# BUILDING PERMIT TOTALS:

Month of June 2006						Month of June 2005		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	59	59	147,881	113,146	\$8,173,117	74	74	\$9,049,422
Duplex	4	8	15,162	12,198	\$896,340	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Remodel	11	N/A	N/A	N/A	\$297,210	21	N/A	\$392,502
Residential Demolition	2	N/A	N/A	N/A	\$4,500	0	0	\$0
Residential Slab Only-SF	1	N/A	N/A	N/A	\$10,494	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$146,209	0	N/A	\$0
Hotel/Motel/Inn	0	0	N/A	N/A	\$0	0	0	\$0
New Commercial	3	N/A	12,199	12,199	\$310,000	5	N/A	\$3,205,200
Commercial Remodel	9	N/A	N/A	N/A	\$1,733,000	11	N/A	\$1,484,095
Commercial Demolition	2	N/A	N/A	N/A	\$9,000	4	N/A	\$97,700
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	9	N/A	N/A	N/A	\$283,900	2	N/A	\$66,500
Sign	13	N/A	N/A	N/A	\$100,348	20	N/A	\$56,048
Moving & Location	3	N/A	N/A	N/A	\$6,500	4	N/A	\$10,100
Storage/Accessory	4	N/A	N/A	N/A	\$55,405	6	N/A	\$26,950
Roofing	7	N/A	N/A	N/A	\$55,431	292	N/A	\$1,422,182
<b>TOTALS</b>	<b>130</b>	<b>67</b>	<b>175,242</b>	<b>137,543</b>	<b>\$12,081,454</b>	<b>439</b>	<b>74</b>	<b>\$15,810,699</b>

**MONTHLY  
PERMIT  
TOTALS**

Jan. 1, 2006 - June 30, 2006						Jan. 1, 2005 - June 30, 2005		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	412	412	1,038,924	817,238	\$59,073,950	351	351	\$50,071,848
Duplex	16	32	48,472	44,889	\$2,889,242	20	40	\$4,053,324
Tri-plex/Four-plex	3	11	14,819	14,750	\$793,780	28	111	\$4,563,300
Apartment	3	18	29,430	28,798	\$1,205,065	7	42	\$2,628,585
Residential Remodel	65	N/A	N/A	N/A	\$1,612,749	62	N/A	\$1,259,135
Residential Demolition	15	N/A	N/A	N/A	\$72,000	2	2	\$5,750
Residential Slab Only-SF	6	N/A	N/A	N/A	\$75,312	15	N/A	\$224,220
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$146,209	0	N/A	\$0
Hotel/Motel/Inn	0	0	N/A	N/A	\$0	0	0	\$0
New Commercial	58	N/A	295,888	244,720	\$25,239,890	36	N/A	\$8,772,645
Commercial Remodel	55	N/A	N/A	N/A	\$3,856,483	57	N/A	\$5,020,843
Commercial Demolition	9	N/A	N/A	N/A	\$90,520	15	N/A	\$323,151
Commercial Slab Only	2	N/A	N/A	N/A	\$357,000	2	N/A	\$195,000
Swimming Pool	45	N/A	N/A	N/A	\$1,511,350	32	N/A	\$977,377
Sign	92	N/A	N/A	N/A	\$389,573	81	N/A	\$276,163
Moving & Location	6	N/A	N/A	N/A	\$26,000	9	N/A	\$25,000
Storage/Accessory	26	N/A	N/A	N/A	\$463,173	30	N/A	\$381,780
Roofing	63	N/A	N/A	N/A	\$874,615	925	N/A	\$4,035,153
<b>TOTALS</b>	<b>879</b>	<b>473</b>	<b>1,427,533</b>	<b>1,150,395</b>	<b>\$98,676,911</b>	<b>1672</b>	<b>546</b>	<b>\$82,813,274</b>

**PERMIT  
TOTALS  
YTD**

**POPULATION:** The June population estimate is 82,750.



# BUILDING PERMIT DETAILS:

## RESIDENTIAL PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Application Type Description	Valuation
6/1/2006	6-788	OAKWOOD CUSTOM HOMES	06	01	4426 SPRING BRANCH DR	SPRING MEADOWS PH 2	2518	RESIDENTIAL, SF	\$140,000
6/1/2006	6-1115	OAKWOOD CUSTOM HOMES	07	01	4424 SPRING BRANCH DR	SPRING MEADOWS PH 2	2781	RESIDENTIAL, SF	\$146,520
6/1/2006	6-1628	GOLDEN HOMES	11	02	4426 SPRING MEADOWS DR	SPRING MEADOWS PH 2	3780	RESIDENTIAL, SF	\$178,332
6/1/2006	6-1630	GOLDEN HOMES	13	02	4430 SPRING MEADOWS DR	SPRING MEADOWS PH 2	3417	RESIDENTIAL, SF	\$170,610
6/1/2006	6-1626	GOLDEN HOMES	14	02	4432 SPRING MEADOWS DR	SPRING MEADOWS PH 2	3397	RESIDENTIAL, SF	\$167,310
6/1/2006	6-784	OAKWOOD CUSTOM HOMES	37	02	3716 BRIDLE CT	BRIDLE GATE ESTATES PH 2	3141	RESIDENTIAL, SF	\$165,000
6/1/2006	6-1690	STYLECRAFT BUILDERS	13	08	927 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	2257	RESIDENTIAL, SF	\$110,154
6/1/2006	6-1688	STYLECRAFT BUILDERS	15	08	931 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	2175	RESIDENTIAL, SF	\$109,230
6/1/2006	6-1707	H & E CONTRACTING	45	03	4416 HEARST CT	CASTLEGATE PH 5 SEC 2	3335	RESIDENTIAL, SF	\$176,220
6/1/2006	6-1676	ED FROEHLING BUILDERS	12	47	1502 BLUEFIELD CT	SHENANDOAH PH 19	2594	RESIDENTIAL, SF	\$138,930
6/2/2006	6-1679	JOE COURTNEY	08	20	134 STERLING ST	RICHARDS	1580	RESIDENTIAL, SF	\$81,378
6/5/2006	6-1699	CLASSIC CENTURY HOMES	00	03	2452 NEWARK CIR	CASTLEGATE PH 5 SEC 2	2827	RESIDENTIAL, SF	\$154,572
6/6/2006	6-1738	ARDEN'S HOME CONST.	04	14	3907 FAIMES CT	EDELWEISS GARTENS PH 6	2486	RESIDENTIAL, SF	\$140,000
6/7/2006	6-1669	BENCHMARK HOMES/DBA G.D.T.INC	12	14	3902 FAIMES CT	EDELWEISS GARTENS PH 6	2140	RESIDENTIAL, SF	\$105,666
6/7/2006	6-1671	BENCHMARK HOMES/DBA G.D.T.INC	11	14	3904 FAIMES CT	EDELWEISS GARTENS PH 6	2140	RESIDENTIAL, SF	\$105,666
6/7/2006	6-1746	HERMAN E COUCH - BUILDER	18	27	134 WALCOURT LOOP	EDELWEISS GARTENS PH 9	2401	RESIDENTIAL, SF	\$119,922
6/8/2006	6-1767	CROWLEY CONSTRUCTION	39	03	2480 NEWARK CIR	CASTLEGATE PH 5 SEC 2	3248	RESIDENTIAL, SF	\$151,866
6/9/2006	6-1663	DOUBLE D HOMES	13	03	8425 LAUREN DR	NORTH FOREST	2410	RESIDENTIAL, SF	\$125,000
6/13/2006	6-1810	STYLECRAFT BUILDERS	44	08	3907 CROWN RIDGE CT	WESTFIELD VILLAGE PH 4	1733	RESIDENTIAL, SF	\$83,490
6/13/2006	6-1797	STYLECRAFT BUILDERS	03	08	905 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	1627	RESIDENTIAL, SF	\$78,210
6/13/2006	6-1807	STYLECRAFT BUILDERS	06	10	1008 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	1609	RESIDENTIAL, SF	\$77,616
6/13/2006	6-1795	STYLECRAFT BUILDERS	05	10	1010 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	1733	RESIDENTIAL, SF	\$83,490
6/13/2006	6-1719	DONOVAN HOMES	29	02	1715 TWIN POND CIR	COVE OF NANTUCKET PH 1	2316	RESIDENTIAL, SF	\$110,154
6/13/2006	6-1827	GREEN VALLEY HOMES INC	04	47	5207 CASCADES DR	PEBBLE CREEK	4878	RESIDENTIAL, SF	\$217,140
6/14/2006	6-1756	BLACKHAWK CUSTOM HOMES	24	02	2403 NEWARK CIR	CASTLEGATE SEC 5 PH 1	2782	RESIDENTIAL, SF	\$138,800
6/14/2006	6-1703	K M CUSTOM HOMES	23	04	937 CRYSTAL DOVE AVE	DOVE CROSSING	2337	RESIDENTIAL, SF	\$150,000
6/15/2006	6-1769	MARIOTT HOMES INC	05	49	5208 CASCADES DR	PEBBLE CREEK	3700	RESIDENTIAL, SF	\$253,176
6/20/2006	6-1654	NEW VISION CUSTOM HOMES, INC	14	01	4302 WHITWICK PL	CASTLEGATE SEC 3 PH 2	4835	RESIDENTIAL, SF	\$395,000
6/20/2006	6-1851	STYLECRAFT BUILDERS	17	08	935 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	1860	RESIDENTIAL, SF	\$89,958
6/20/2006	6-1917	D R HORTON HOMES	01	05	3701 DOVE CROSSING LN	DOVE CROSSING	2454	RESIDENTIAL, SF	\$132,066
6/21/2006	6-1939	ED FROEHLING BUILDERS	14	01	907 DELREY DR	REATTA MEADOWS SEC 1 PH 1	2695	RESIDENTIAL, SF	\$133,254
6/21/2006	6-1829	ED FROEHLING BUILDERS	03	05	915 SCOFFIELD DR	REATTA MEADOWS SEC 1 PH 1	2395	RESIDENTIAL, SF	\$124,278
6/21/2006	6-1944	BLACKHAWK CUSTOM HOMES INC	18	03	2412 NEWARK CIR	CASTLEGATE SEC 5 PH 1	2966	RESIDENTIAL, SF	\$154,400
6/22/2006	6-1954	ED FROEHLING BUILDERS	13	01	909 DELREY DR	REATTA MEADOWS SEC 1 PH 1	2057	RESIDENTIAL, SF	\$106,128
6/22/2006	6-1930	H & E CONTRACTING	04	06	3721 DOVE CROSSING LN	DOVE CROSSING PH 2	2149	RESIDENTIAL, SF	\$106,260
6/22/2006	6-1932	H & E CONTRACTING	06	06	3725 DOVE CROSSING LN	DOVE CROSSING PH 2	2246	RESIDENTIAL, SF	\$112,662
6/23/2006	6-1973	STYLECRAFT BUILDERS	19	11	902 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	2087	RESIDENTIAL, SF	\$99,726
6/26/2006	6-1863	WESTERHEIM CUSTOM HOMES	57	25	720 PLUM HOLLOW DR	PEBBLE CREEK	3882	RESIDENTIAL, SF	\$191,400
6/26/2006	6-1977	STYLECRAFT BUILDERS	31	08	900 EAGLE AVE	WESTFIELD VILLAGE PH 4	1924	RESIDENTIAL, SF	\$107,118
6/26/2006	6-1975	STYLECRAFT BUILDERS	32	08	902 EAGLE AVE	WESTFIELD VILLAGE PH 4	1924	RESIDENTIAL, SF	\$107,118
6/26/2006	6-1826	NEW AMERICAN DREAM	15	01	121 SOUTHLAND ST	SOUTHLAND	1786	RESIDENTIAL, SF	\$91,000
6/27/2006	6-1641	CORNERSTONE HOMES	09	11	2218 BROUGHAM PL	CASTLEGATE SEC 10,11,12,13	2305	RESIDENTIAL, SF	\$129,150
6/27/2006	6-1695	CORNERSTONE HOMES	06	22	2216 CARLISLE CT	CASTLEGATE SEC 10,11,12,13	2227	RESIDENTIAL, SF	\$118,875
6/27/2006	6-1693	CORNERSTONE HOMES	34	21	2214 CARLISLE CT	CASTLEGATE SEC 10,11,12,13	2258	RESIDENTIAL, SF	\$122,305
6/27/2006	6-1969	ED FROEHLING BUILDERS	01	05	911 SCOFFIELD DR	REATTA MEADOWS SEC 1 PH 1	2057	RESIDENTIAL, SF	\$106,128
6/27/2006	6-1972	ED FROEHLING BUILDERS	04	01	903 SCOFFIELD DR	REATTA MEADOWS SEC 1 PH 1	2291	RESIDENTIAL, SF	\$110,880
6/27/2006	6-1987	STYLECRAFT BUILDERS	30	08	3903 VICTORIA AVE	WESTFIELD VILLAGE PH 4	1729	RESIDENTIAL, SF	\$88,440
6/27/2006	6-1979	STYLECRAFT BUILDERS	09	08	919 CRESTED POINT DR	WESTFIELD VILLAGE PH 4	1688	RESIDENTIAL, SF	\$81,312
6/28/2006	6-2047	D P L CONTRACTORS	16	01	4303 VELENCIA CT	CASTLEGATE SEC 8	0	RESIDENTIAL, SF	\$0
6/28/2006	6-1837	RIKE HOMES	58	02	1752 TWIN POND CIR	COVE OF NANTUCKET PH 1	2182	RESIDENTIAL, SF	\$231,400
6/28/2006	6-1925	WACD3, LLC	15	03	4736 JOHNSON CREEK LOOP	WILLIAMS CREEK PHASE 3	4758	RESIDENTIAL, SF	\$281,364
6/28/2006	6-1923	WACD3, LLC	09	03	4718 JOHNSON CREEK LOOP	WILLIAMS CREEK PHASE 3	2934	RESIDENTIAL, SF	\$264,443
6/29/2006	6-1995	OAKWOOD CUSTOM HOMES	05	01	4428 SPRING BRANCH DR	SPRING MEADOWS PH 2	2780	RESIDENTIAL, SF	\$185,000
6/29/2006	6-1997	OAKWOOD CUSTOM HOMES	23	02	3711 BRIDLE CT	BRIDLE GATE ESTATES PH 2	2785	RESIDENTIAL, SF	\$185,000

# BUILDING PERMIT DETAILS:

## RESIDENTIAL PERMITS CONT....

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Application Type Description	Valuation
6/30/2006	6-1879	K M CUSTOM HOMES	39	04	905 CRYSTAL DOVE AVE	DOVE CROSSING	2400	RESIDENTIAL, SF	\$155,000
6/30/2006	6-2066	CHARLES THOMAS HOMES, INC.	01	27	100 WALCOURT LOOP	EDELWEISS GARTENS PH 9	2065	RESIDENTIAL, SF	\$105,000
6/30/2006	6-2064	CHARLES THOMAS HOMES, INC.	02	27	102 WALCOURT LOOP	EDELWEISS GARTENS PH 9	2190	RESIDENTIAL, SF	\$105,000
6/30/2006	6-2062	CHARLES THOMAS HOMES, INC.	02	28	103 WALCOURT LOOP	EDELWEISS GARTENS PH 9	2293	RESIDENTIAL, SF	\$115,000
6/30/2006	6-2060	K M CUSTOM HOMES	01	06	3715 DOVE CROSSING LN	DOVE CROSSING PH 2	2337	RESIDENTIAL, SF	\$160,000
6/2/2006	6-1732	HOMEOWNER	18	02	8601 FERN CT	EMERALD FOREST #1	0	RESIDENTIAL, ADDITION	\$0
6/6/2006	6-1753	WESTERHEIM CUSTOM HOMES	14	01	4709 JOHNSON CREEK LOOP	WILLIAMS CREEK PH 2	459	RESIDENTIAL, ADDITION	\$16,000
6/6/2006	6-1752	WESTERHEIM CUSTOM HOMES	01	03	4700 JOHNSON CREEK LOOP	WILLIAMS CREEK PH 2	408	RESIDENTIAL, ADDITION	\$16,000
6/13/2006	6-1824	FOSTER CONSTRUCTION	01	90	602 BELL ST	COLLEGE PARK	330	RESIDENTIAL, ADDITION	\$28,000
6/13/2006	6-1823	RONALD LEWING	01	30	210 FIDELITY ST	WEST PARK (CS)	612	RESIDENTIAL, ADDITION	\$10,000
6/13/2006	6-1860	CROWLEY CONSTRUCTION	03	32	5104 ST ANDREWS DR	PEBBLE CREEK	132	RESIDENTIAL, ADDITION	\$5,000
6/15/2006	6-1815	MARK ROBINSON CUSTOM HOMES	09	10	1004 SHADY DR	CARTER'S GROVE	3421	RESIDENTIAL, ADDITION	\$155,000
6/26/2006	6-1865	WESTERHEIM CUSTOM HOMES	14	02	2127 ROCKCLIFFE LOOP	CASTLEGATE SEC 2 PH 2	803	RESIDENTIAL, ADDITION	\$22,500
6/5/2006	6-1726	ANCHOR PIERS, LLC.	08	00	1016 FRANCIS DR	WOODLAND ESTATES	0	RESIDENTIAL, REMODEL & RENOVATION	\$10,860
6/6/2006	6-1730	ALLEN - CRAFT CABINETS	10	02	1811 SHADOWWOOD DR	SOUTHWOOD #2	0	RESIDENTIAL, REMODEL & RENOVATION	\$30,000
6/7/2006	6-1760	ANCHOR PIERS, LLC.	06	01	1701 SERVAL LN	CAT HOLLOW	0	RESIDENTIAL, REMODEL & RENOVATION	\$3,850
6/6/2006	6-1748	D P L CONTRACTORS	00	95	4300 SH 6	SOUTHERN TRACE	0	DEMOLITION, RESIDENTIAL	\$0
6/13/2006	6-1836	RADAKOR LLC	09	04	415 TAUBER ST	BOYETT	0	DEMOLITION, RESIDENTIAL T	\$4,500
6/30/2006	6-2015	STYLECRAFT BUILDERS	31	04	1716 HEATH DR	SPRING CREEK TOWN-HOMES PH 1	2803	SLAB ONLY RES. (SF)	\$10,494

# BUILDING PERMIT DETAILS:

## COMMERCIAL PERMITS







Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Application Type Description	Valuation
6/5/2006	6-1350	CRAIN ZAMORA	00	00	1416 TEXAS AVE	REDMOND TERRACE	6162	COMMERCIAL, STORES & CUSTOMER SERVICE	\$180,000
6/28/2006	6-1890	HULSEY CONST.	00	00	1418 TEXAS AVE		3600	COMMERCIAL, STORES & CUSTOMER SERVICE	\$55,000
6/1/2006	6-1416	RETAIL CONSTRUCTION INC	01	00	1927 TEXAS AVE	WOLF PEN PLAZA	2437	COMMERCIAL, OTHER	\$75,000
6/5/2006	6-1387	FENI LLC	00	00	703 ANDERSON ST		32	COMMERCIAL, ADDITION	\$10,000
6/23/2006	6-1922	BRAD BROWN	01	03	1708 ROCK PRAIRIE RD	LO BALL MEMORIAL PH 2	0	COMMERCIAL, ADDITION	\$3,000
6/8/2006	6-1243	E M J CORPORATION	04	01	1500 HARVEY RD	POST OAK MALL	120000	COMMERCIAL REMODEL/RENOVATION	\$1,100,000
6/1/2006	6-416	BRAZOS CONT.	08	02	409 UNIVERSITY DR		2046	COMMERCIAL, REMODEL/RENOVATION	\$128,000
6/2/2006	6-974	MITCHELL CONST.	00	00	2008 TEXAS AVE		1200	COMMERCIAL, REMODEL/RENOVATION	\$30,000
6/2/2006	6-1347	PARKWAY CONSTRUCTION & ASSOC.	08	02	409 UNIVERSITY DR		3093	COMMERCIAL, REMODEL/RENOVATION	\$400,000
6/6/2006	6-1705	WARWICK CONSTRUCTION, INC	04	01	1500 HARVEY RD	POST OAK MALL	766	COMMERCIAL, REMODEL/RENOVATION	\$49,000
6/6/2006	6-1667	DREW GIBSON	06	01	115 COLLEGE MAIN	BOYETT	950	COMMERCIAL, REMODEL/RENOVATION	\$3,000
6/16/2006	6-1914	THE CORNER BAR	01	02	401 UNIVERSITY DR		2000	COMMERCIAL, REMODEL/RENOVATION	\$10,000
6/2/2006	6-1729	THE CORNER BAR	01	02	401 UNIVERSITY DR		0	DEMOLITION, COMMERCIAL	\$2,000
6/14/2006	6-1876	MSM CONSTRUCTION	05	02	420 TEXAS AVE	GORZYCKI'S MEADOWLAND	0	DEMOLITION, COMMERCIAL	\$7,000
6/23/2006	6-1133	OAKWOOD CUSTOM HOMES	04	21	1000 SPRING LOOP	UNIVERSITY PARK #2	8936	SLAB ONLY COMMERCIAL	\$32,500
6/23/2006	6-1132	OAKWOOD CUSTOM HOMES	04	21	1000 SPRING LOOP	UNIVERSITY PARK #2	11509	SLAB ONLY COMMERCIAL	\$58,500
6/23/2006	6-1130	OAKWOOD CUSTOM HOMES	04	21	1000 SPRING LOOP	UNIVERSITY PARK #2	8936	SLAB ONLY COMMERCIAL	\$55,209

# BUILDING PERMIT DETAILS:

## MISCELLANEOUS PERMITS

Date	Permit	Contractor	Lot	Blk	Address	Subdivision	Total Sq. Feet	Application Type Description	Valuation
6/1/2006	6-1685	PARTY TIME RENTALS	01	00	1103 ROCK PRAIRIE RD	SOUTHWOOD HOLDINGS	800	ACCESSORY/STORAGE	\$520
6/2/2006	6-1597	COLLEGE STATION ISD	00	00	1101 WILLIAMS ST	VISOSKI	1536	ACCESSORY/STORAGE	\$50,000
6/16/2006	6-1831	HOMEOWNER	10	20	9203 LAKE FOREST CT	WOODCREEK #6 NORTH	108	ACCESSORY/STORAGE	\$4,000
6/19/2006	6-1780	CITY OF COLLEGE STATION (GN)	01	63	1900 ANDERSON ST	CRAWFORD BURNETT (ICL)	2400	ACCESSORY/STORAGE	\$885
6/6/2006	6-1741	CRENSHAW MOBILE HOME MOVING	15	04	411 NIMITZ ST	COLLEGE HEIGHTS (CS)	0	MOVING	\$4,500
6/6/2006	6-1749	MORGAN & MORGAN	00	00	12611 FM 2154		0	MOVING	\$1,000
6/28/2006	6-2034	MORGAN & MORGAN MOVING	01	01	13223 FM 2154	EDELWEISS BUSINESS CENTER	0	MOVING	\$1,000
6/6/2006	6-1751	ON TOP ROOFING	26	40	1005 FOSTER AVE	COLLEGE HILLS	0	REROOF	\$3,000
6/6/2006	6-1750	ON TOP ROOFING	13	02	2505 MONITOR CT	RAINTREE #3	0	REROOF	\$2,500
6/7/2006	6-1771	UNITED HOME IMPROVEMENT (ROOF)	11	08	1021 GUADALUPE DR	SOUTHWOOD #9	0	REROOF	\$11,651
6/21/2006	6-1946	UNITED HOME IMPROVEMENT (ROOF)	01	60	2200 RIO GRANDE BLVD	SOUTHWOOD VALLEY PHS 10B	0	REROOF	\$20,000
6/21/2006	6-1951	PYRAMID WATERPROFFING ROOFS	01	00	707 TEXAS AVE	TEXAS 707	800	REROOF	\$5,600
6/26/2006	6-1999	LARAN CONSTRUCTION	07	04	712 HONEYSUCKLE LN	BRANDON HEIGHTS #2	0	REROOF	\$8,680
6/29/2006	6-2048	ON TOP ROOFING	45	50	2801 CIMARRON CT	SOUTHWOOD VALLEY PHS 10B	0	REROOF	\$4,000
6/2/2006	6-1723	WAKEFIELD SIGN SERVICE	08	02	409 UNIVERSITY DR		66	SIGN PERMIT	\$1,200
6/2/2006	6-1728	WAKEFIELD SIGN SERVICE	04	02	1808 TEXAS AVE	KAPCHINSKI	260	SIGN PERMIT	\$17,238
6/12/2006	6-1486	HARDAMN SIGNS	00	04	305 MARION PUGH DR	J E SCOTT (ICL)	25	SIGN PERMIT	\$12,000
6/16/2006	6-1904	WAKEFIELD SIGN SERVICE	00	67	2050 NORTH FOREST PKWY	M RECTOR (ICL)	128	SIGN PERMIT	\$2,000
6/16/2006	6-1882	AM NEON SIGN	00	00	1416 TEXAS AVE	REDMOND TERRACE	195	SIGN PERMIT	\$5,500
6/20/2006	6-1804	MAPP CONSTRUCTION, LLC	15	30	1045 TEXAS AVE	COLLEGE HILLS	96	SIGN PERMIT	\$2,000
6/20/2006	6-1928	BONANZA SIGNS & GRAPHICS	01	01	701 UNIVERSITY DR	CHIMNEY HILL RETAIL PLAZA	0	SIGN PERMIT	\$75
6/20/2006	6-1915	WAKEFIELD SIGN SERVICE	08	02	409 UNIVERSITY DR		112	SIGN PERMIT	\$1,500
6/21/2006	6-1884	SIGN PRO	02	00	1420 TEXAS AVE	REDMOND TERRACE	0	SIGN PERMIT	\$3,000
6/21/2006	6-1942	SIGN EDGE	01	00	1801 HARVEY MITCHELL PKWY	SOUTHWOOD #5	103	SIGN PERMIT	\$26,835
6/22/2006	6-1835	SPARKLE SIGN COMPANY	03	01	1508 HARVEY RD	POST OAK MALL	597	SIGN PERMIT	\$9,000
6/22/2006	6-1956	SPARKLE SIGN CO	03	00	400 HOLLEMAN DR	HOLLEMAN PLACE	0	SIGN PERMIT	\$17,000
6/22/2006	6-1834	SPARKLE SIGN COMPANY	16	88	475 GRAHAM RD	UNIVERSITY INDUSTRIAL CENTER	40	SIGN PERMIT	\$3,000
6/7/2006	6-1742	MOBLEY POOL	02	20	300 FIDELITY ST	WEST PARK (CS)	0	SWIMMING POOL	\$28,740
6/7/2006	6-1744	MOBLEY POOL	22	01	4310 BERWICK PL	CASTLEGATE SEC 2 PH 2	0	SWIMMING POOL	\$44,660
6/7/2006	6-1745	MOBLEY POOL	23	03	2438 NEWARK CIR	CASTLEGATE SEC 5 PH 1	0	SWIMMING POOL	\$27,800
6/8/2006	6-1560	AGGIELAND POOLS	18	19	307 BERNBURG LN	EDELWEISS ESTATES PHS 7	0	SWIMMING POOL	\$35,500
6/20/2006	6-1935	HOMEOWNER	18	04	1306 MARKHAM CT	ALEXANDRIA PH 2	0	SWIMMING POOL	\$8,000
6/22/2006	6-1965	MOBLEY POOL	04	10	1206 WINDING RD	THE KNOLL	0	SWIMMING POOL	\$35,800
6/22/2006	6-1967	MOBLEY POOL	31	02	2163 ROCKCLIFFE LOOP	CASTLEGATE SEC 2 PH 1	0	SWIMMING POOL	\$26,200
6/22/2006	6-1966	MOBLEY POOL	36	01	4400 EDINBURGH PL	CASTLEGATE SEC 1 PH 2	0	SWIMMING POOL	\$35,950
6/23/2006	6-1874	AGGIELAND POOLS	04	01	1106 12TH MAN CIR	PEBBLE CREEK	0	SWIMMING POOL	\$41,250

## PERFORMANCE MEASURES

-  100% of commercial plans that were complete when submitted were reviewed accurately within 5 working days by building staff in compliance with College Station Codes and Ordinances or have received appropriate variances.
-  89% of single-family plans that were complete when submitted were reviewed accurately within 1 working day.
-  100% of building inspections accurately performed within 24 hours.
-  10 commercial plans submitted, 0 sets of duplex plans submitted, 3 sets of multi-family plans submitted.
-  16 inspections per day per inspector, in addition to utility walk-through connections and miscellaneous requests.
-  63 inspections (approx.) per day for this month.



# BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	DEMO	MOVING	TOTAL
JAN.	415	213	188	107	0	4	13	0	0	940
FEB.	364	216	161	114	36	2	10	0	0	903
MAR.	449	314	229	168	0	7	15	0	0	1182
APR.	485	345	259	147	27	25	18	0	0	1306
MAY	536	310	293	214	20	5	27	0	0	1405
JUN.	513	316	290	219	25	5	14	0	0	1382
JUL.										
AUG.										
SEPT.										
OCT.										
NOV.										
DEC.										
<b>YEARLY TOTAL</b>	<b>2762</b>	<b>1714</b>	<b>1420</b>	<b>969</b>	<b>108</b>	<b>47</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>7118</b>

## Coming Soon 2006 Comprehensive Plan Update!

The City of College Station has begun a process to update its Comprehensive Plan. The purpose of this update is to create a more workable plan that can help guide decisions about future growth and development.

### WHAT IS THE COMPREHENSIVE PLAN?

The Comprehensive Plan is a statement of the community's vision for the future and a guide to achieving that vision. Generally, the purpose of a Comprehensive Plan is to anticipate growth and to guide that growth in a manner that provides College Station with a balance of land uses that promote economic growth while retaining the quality of life. The Comprehensive Plan is not a "zoning regulation" and it does not affect existing approved zoning. Instead, it provides the foundation for making changes or developing new regulations that implement identified vision, goals and policies. The Comprehensive Plan includes, among other components, a Land Use Plan and a Transportation Plan.

### WHEN WAS THE CURRENT COMPREHENSIVE PLAN ADOPTED?

The current Comprehensive Plan was adopted in 1997. While small area and neighborhood plans have been developed since 1997, the current Comprehensive Plan has not been reviewed in its entirety since its adoption. Since 1997, College Station's population has increased by 40%, building permits have been issued for over 5,000 single-family homes and College Station has increased in size by over 4,000 acres.

### WHY DO WE NEED A NEW COMPREHENSIVE PLAN?

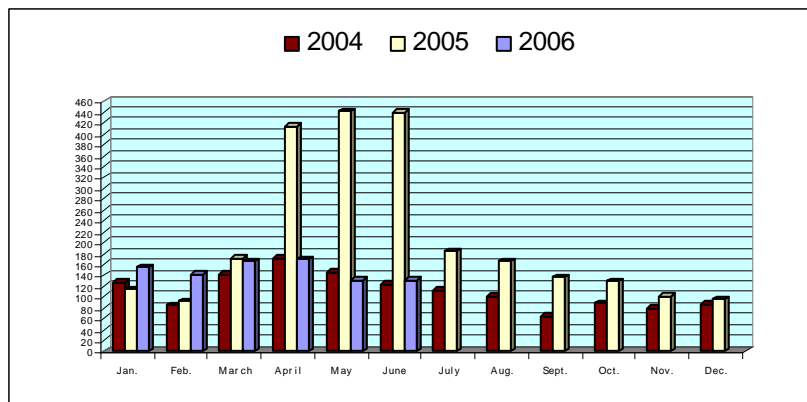
The City is updating the Comprehensive Plan in order to determine the City's vision for the future; decide which types of development opportunities are compatible with the vision; determine where and how the City should grow; provide guidance in making land use decisions; preserve and improve the integrity of neighborhoods and overall quality of life; and promote economic development.

### HOW LONG WILL THE COMPREHENSIVE PLAN UPDATE TAKE?

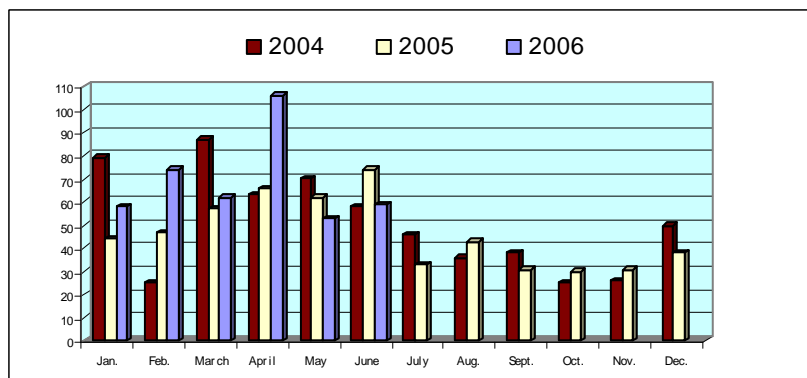
The update is anticipated to take several years to complete. Because public input is a vital part of a successful planning process, there will be many public meetings, work sessions, and workshops. If you are interested in receiving information regarding the Comprehensive Plan Update, sign up for the College Station CityLink E-notifier to receive emails and meeting schedules by selecting the "2006 Comprehensive Plan Update" under "Notice Categories," or contact Jennifer Prochazka at [jprochazka@cstx.gov](mailto:jprochazka@cstx.gov).

## BUILDING PERMIT TOTALS: COMPARISON CHARTS

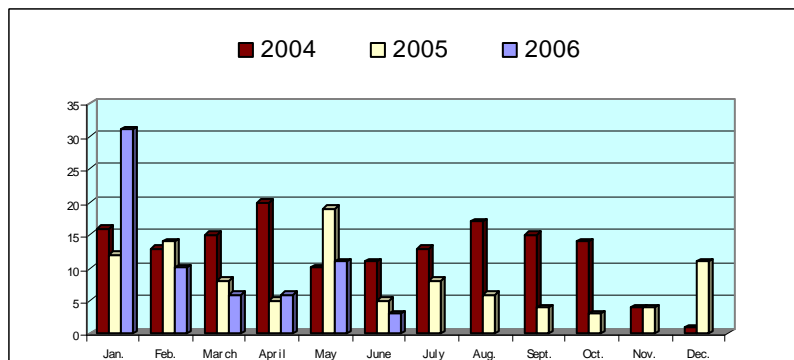
### TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



### SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH (INCLUDES ONLY NEW SINGLE-FAMILY HOMES)



### COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH (INCLUDES NEW COMMERCIAL & COMMERCIAL REMODELS)



### Reviewed Site Plans

- ☞ McDonald's, 801 University Drive, (Sp 06-500117)
- ☞ Benjamin Knox Art Center, 405 University Drive, (Sp 06-500120)
- ☞ Fish Daddy's, 1611 University Drive, (SP 06-500133)
- ☞ The Crossroads, 2000 FM 158, (SP 06-500136)
- ☞ Corner Bar, 401 University Drive, (SP 06-500139)

---

## City Council Approves Changes to Sign Ordinance

As part of the Unified Development Ordinance annual review, the College Station City Council recently approved several changes to the sign ordinance. The changes, which go into effect on 3 July, are summarized below:

**Non-commercial and political signs:** Language was added to section 7.4.R, limiting the size of non-commercial and political signs to 50 square feet. New language also clarifies that signs may not be placed in **any** public Right-of-Way and provides a time limit for the placement of signs (allows sign placement up to 90 days prior to the event and requires sign removal within 10 days after the event).

**Sign removal:** Language was added to Section 7.4.Y, requiring signs to be removed if the associated building is demolished. When new signage is installed, it will be required to comply with the current provisions of the Unified Development Ordinance.

**Community Spirit Signs:** Community spirit signs were relocated to Section 7.4.E (Exempt Signs) and language was added that provides for on-premise as well as off-premise community spirit signs.

**Signage for neighborhood groups:** Provisions have been made in Section 7.4.E (Exempt Signs) to allow for neighborhood event signage with the following conditions:

- The name of the association sponsoring the event is featured on the signs
- The neighborhood group/association is registered with the City of College Station
- The signs are located within the perimeter of the neighborhood
- The signs are in good repair, and;
- The signs may be placed up to 14 days prior to the event, and removed within 24 hours after the event.

**Commercial Banners:** Section 7.4.J was added to address the use of commercial banners. Commercial banners may be displayed for a 14 day period provided a permit is obtained from the City of College Station. The permit fee of \$200.00 is waived for non-profit associations or organizations.

For more information concerning sign regulations, please contact the Planning & Development Services Department at 979.764.3570 or visit us online at [www.cstx.gov](http://www.cstx.gov).

---

## Changes to the Unified Development Ordinance Approved by City Council

The College Station City Council recently approved several changes to the Unified Development Ordinance (UDO) as a result of the annual review process. The changes, effective 3 July, are summarized by section below:

### General Approval Procedures (Section 3.1)

Section 3.1 of the UDO was amended to make notice requirements consistent with the Texas Local Government Code. The proposed language will make the timing of both published and mailed notices consistent regardless of the application type. Currently, some application types only require ten days for the mailed notice but 15 days for the published notice.

### Administrative Adjustments (Section 3.15)

Developers can only apply to the Administrator for an Administrative Adjustment to those requirements related to residential, non-residential, and design district dimensional standards (Sections 5.2, 5.4 and 5.7, respectively). All other requests for a variance to the UDO will be heard by the Zoning Board of Adjustment

### Limited Mix of Uses in PDDs (Section 5.5.C)

Section 5.5.C "Planned Development District (PDD)" was changed to allow for some mix of uses in a PDD. The purpose of this amendment was to delete Section 5.5.C.4 that restricts the combination of commercial and residential

## ***UDO Changes Cont....***

---

land uses in a PDD. Currently, this practice is only permitted in a P-MUD, or Planned Mixed-Use District. These districts do vary such that the P-MUD zoning district is identified in Section 6.2 Types of Use (Use Table) with a specific menu of permitted uses. Permitted uses in PDDs are specifically identified within the context of the rezoning to PDD. Further, P-MUD has specific requirements and thresholds that address the ratio of the mixed uses. A PDD that proposes a mix of uses (residential and non-residential) is only appropriate in areas where the Land Use Plan reflects Planned Development or Redevelopment.

### **WPC Setback (Section 5.7)**

All residential zoning districts in College Station (with the exception of A-O and A-OR) are permitted to reduce the required front setback to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided. The Wolf Pen Creek (WPC) Design District requires a front setback of 25 feet for all uses, including multi-family projects. This was changed to allow for a reduced setback for multi-family projects when the above mentioned conditions are met.

### **Wireless Transmission Facility (Section 6.3)**

Section 6.3 was amended is to encourage collocated wireless facilities by making their application process less arduous and to improve the organization of this section of the UDO as it relates to the type of wireless facility proposed.

### **Portable Storage Structures (Section 6.4.E)**

Section 6.4.E was amended to address the use, location, and size of portable storage structures.

### **Farmers' Markets (Section 6.5.A)**

The purpose of this amendment was to provide specific standards for farmers' markets as a temporary use. The provisions are intended to address their location, signage, and define eligibility.

### **Building Permits and Setbacks (Section 7.1)**

"Features Allowed within Required Yards" was amended to clarify that structures requiring building permits may be subject to additional regulations and to allow open-sided porches to extend up to 6 feet into front and side street setbacks on a limited basis.

### **Site Design Standards References/Parking Ratios/Curbing and Surfacing (Sections 7.2.F, 7.2.G, 7.2.H)**

Sections 7.2.F, 7.2.G, and 7.2.H were amended to refer to the Site Design Standards. The off-street parking table now includes a ratio for freestanding furniture sales at one (1) space per 350 square feet. The table was also amended by changing the ratio for motor vehicle service areas from one (1) space per 100 square feet to one (1) space per 200 square feet. This section was also changed to consistently identify the Administrator as the person with the discretion to allow for alternative drive surfaces and to specify surfacing requirements.

### **Drive-Thru Facility Queuing Requirements (Section 7.2.J)**

This amendment requires the design of queuing areas for drive-through facilities.

### **Change to Alternative Parking Option (Section 7.2.K)**

Bicycle parking was removed as an alternative parking option.

### **Geometric Design of Driveway Access (Section 7.3)**

Section 7.3 was amended as follows:

- ✦ Section 7.3.C.7 "Geometric Design of Driveway Access" to change acceptable curb return radii for residential from 2.5'-10' to 3'-10', and from 20'-30' to 25'-30' for non-residential;
- ✦ To identify the Administrator as the person whom may require a larger radii; and
- To change the range for a residential driveway approach width from 10'-28' to 12'-25'.

## Signs (Section 7.4)

Non-commercial and political signs: Language was added to section 7.4.R, limiting the size of non-commercial and political signs to 50 square feet. New language also clarifies that signs may not be placed in **any** public Right-of-Way and provides a time limit for the placement of signs (allows sign placement up to 90 days prior to the event and requires sign removal within 10 days after the event).

Sign removal: Language was added to Section 7.4.Y, requiring signs to be removed if the associated building is demolished. When new signage is installed, it will be required to comply with the current provisions of the Unified Development Ordinance.

Community Spirit Signs: Community spirit signs were relocated to Section 7.4.E (Exempt Signs) and language was added that provides for on-premise as well as off-premise community spirit signs.

Signage for neighborhood groups: Provisions have been made in Section 7.4.E (Exempt Signs) to allow for neighborhood event signage complying with the following conditions:

- The name of the association sponsoring the event is featured on the signs
- The neighborhood group/association is registered with the City of College Station
- The signs are located within the perimeter of the neighborhood
- The signs are in good repair, and;
- The signs may be placed up to 14 days prior to the event, and removed within 24 hours after the event.

Commercial Banners: Section 7.4.J was added to address the use of commercial banners. Commercial banners may be displayed for a 14-day period provided a permit is obtained from the City. The permit fee of \$200.00 is waived for non-profit associations or organizations

## Solid Waste Standards (Section 7.8)

Section 7.8 was amended to allow City staff more discretion with the standards for solid waste services, warn property owners that dumpster screening should be located outside of utility easements, clarify that special standards do not apply to small-lot single family but instead apply to townhouses, and to provide guidelines for 300-gallon side-loading automated containers.

## Non-Residential Architectural Standards (Section 7.9)

Section 7.9 was reorganized into a format that is easier to understand—by building/building plot size in a cumulative manner. A summary chart of requirements is also proposed for the beginning of the section. Because this is the first review of the NRA, there were several grammatical changes and overall wordsmithing of the section. Following are the specific changes:

- Section 7.9.A “Applicability” to clarify that the non-residential architectural standards apply to all non-residential development, redevelopment, and façade changes.
- Section 7.9.B “Standards for All Non-Residential Structures”: graphic added to summarize the requirements of the non-residential architectural standards, to define what façades face a right-of-way, and to define what constitutes a right-of-way. A graphic was also added to help clarify when a facade faces a right-of-way.
- Section 7.9.B.2 “Building Mass and Design” to remove requirements for front building façades and have them apply to all façades facing a right-of-way.
- Section 7.9.B.3 “Building Materials” to clarify that existing buildings may utilize non-conforming building materials for maintenance purposes, but any material change or replacement of more than 10% of the total area of all facades shall require material and color compliance; to establish a minimum percentage of surface area that must utilize a required building material; to clarify which concrete products are allowed; to restrict reflective glass on all façades facing a public right-of-way; to add an exception to the reflective glass limitation; and to add a restriction against unbuffered painted steel panel siding and galvanized steel use from residential areas.
- Section 7.9.B.5 “Pedestrian/Bike Circulation & Facilities” to include a standard for how much area is needed for a bike rack and to only allow the racks to be anchored to the ground.



---

Section 7.9.B.6 "Parking Lots" to clarify that drive aisles are considered part of parking areas.

Section 7.9.D "Additional Standards for 20,000 S.F. or Greater" to set a minimum percentage of surface area that must utilize a required building material and to remove the requirement for a 30-inch band of specified material at the base of buildings.

Section 7.9.E.1 "Building Mass and Design" to remove requirements for front building façades and have them apply to all façades facing a right-of-way for 50,000 sq.ft. or greater buildings/building plots.

Section 7.9.E.3 "Landscaping" to define minimum tree well requirements and to allow for unlimited substitutions of non-canopy trees for canopy trees against a building.

Section 7.9.E.4 "Pedestrian/Bike Circulation & Facilities" to set a standard of brick pavers or stamped dyed concrete for required walkways in parking lots for 50,000 sq.ft. or greater buildings/building plots.

Section 7.9.F "Additional Standards for 150,000 S.F. or Greater" to increase the minimum area for a plaza from 200 to 500 sq.ft., clarify that the area of a plaza can not count towards parking lot island requirements, remove the option of vegetation shading as a minimum component of a plaza, set a minimum percentage of surface area that must utilize a required building material, and require parking areas to be screened by berms.

Section 7.9.G "Variances – Design Review Board" to increase the amount of an allowable variance from 75% to 100% of the total percentage of a standard.

Section 7.9.H "Submittal Requirements" added to define what information is needed from the developer at what time in the development process.

## Definitions (Section 11.2)

The following specific definitions were changed in Article 11:

**Building Plot or Premises:** All of the land within a project, whether one or more lots, developed according to a common plan or design for similar or compatible uses, that may have shared access or parking, and that singularly or in phases is treated as such for site plan review purposes. The determination of the boundaries of a building plot shall be made as the first step in the site plan or project review, unless such determination has previously been made at the time of plat approval. For development not subject to site plan review, the building plot or premises shall be the exterior boundary of any included lots, in the event that the structure sits astride two or more lots. In the event that two or more lots are under single ownership and the structure does not meet the required side yard setback, both lots shall be considered the building plot or premises. **Demolished sites located in larger parking lots that may not have previously been considered part of a larger building plot, will be considered part of the plot if access is shared with the site.**

**Clinic:** An institution, public or private, or a station for the examination and treatment of out-patients by a group of doctors, dentists, opticians, veterinarians, psychologists, or other similar medical professionals. In general, a clinic shall not exceed 20,000 square feet in size and larger clinics shall be considered to be hospitals. **A facility operated by one or more physicians, dentists, chiropractors, or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis.**

**Hospital or Sanitarium:** A building, or portion thereof, used or designed for the medical or surgical treatment of the sick, mentally ill, or injured persons, **primarily on an inpatient basis**, and including as an integral part, related facilities such as laboratories, outpatient facilities, or training facilities; provided that this definition shall not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons.

For more information on the recent UDO changes, please contact the Planning & Development Services Department at 979.764.3570 or via the internet at [www.cstx.gov](http://www.cstx.gov).